

Regular, Monthly Meeting of the Board of Directors Wolf Creek Property Owners Association

June 22, 2024 – meeting held remotely

Note: This Board of Directors meeting was held immediately following the Annual General Meeting (AGM) for the Association.

Meeting called to order at 9:27 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Jason Williams, Dick Nova, and Dick Metler

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Assignment of Officers and Committee Roles:

1. Subsequent to the election of continuing and new directors to the board at the AGM the following assignments were accepted:
 - a. President – Jason Williams
 - b. Vice President – Dick Nova
 - c. Treasurer – Jim Ginn
 - d. Secretary - McKenzie Johnson
 - e. Website – Sally Eckert
 - f. Architecture Committee – Dick Nova (chair), Dick Metler, Bob Rohde
 - i. Dick Metler agreed to chair the committee after an initial learning period.
 - g. Firewise Liaison – Kris Borgias

Outgoing Presidents Report:

1. Bob reported on activity that he and Jason are working on to replace Alan and Kris who have both indicated they will be stepping down from their positions.
 - a. One option to consider is hiring Doug Hale of Alpine Environmental out of Tonasket. Doug is a certified water manager and provides compliance services to numerous systems, including Pine Forest and Lost River for a flat fee of \$7500.
 - i. Kris pointed out that chlorine testing is the most time-consuming job and that he would be willing to continue that task. He also said that Dotti Wilson had helped with chlorine testing and could possibly be a backup.
 - b. Kris said that he had mentioned the facilities manager job to Jurgen Pichler who lives up FS 5005 past Goshawk Lane. Kris will follow-up with Jurgen.
 - c. Kris wondered if Doug Hale may have pull with contractors since it is always a challenge scheduling water system work and repairs.
2. Bob then turned over the meeting to Jason, our incoming president.

Secretary Report:

1. Minutes of the regular May Board Meeting were approved as written.

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2. Minutes of the special April Board Meeting to determine road maintenance were approved as revised.
3. Dick N will forward the minutes to Sally for posting to the website.

Facilities & Water Manager Report:

1. Alan and Kris provided updates at the preceding AGM. The draft AGM minutes can be viewed separately.
2. It was noted that Alan has volunteered to stay on as backup following his replacement.
3. Alan and Kris had placed 15 mph speed limit signs between Park Ln and Goshawk Ln earlier in the month and it was noticed that one of the signs has already been removed.
 - a. Dick N reminded everyone that the decision had been to put up “Slow Down No Dust” signs like those further up FS 5005. He will send the sign information to Alan and Alan will order the new signs.

Treasurer Report:

1. Bob provided a financial summary at the preceding AGM for Jim who is on vacation. The draft AGM minutes can be viewed separately.

Architectural Committee:

1. Following an on-site review by Bob, construction of the house at 2 Goshawk Ln (VH-18) has been deemed complete. Remaining fines for delayed completion will be determined and invoiced. The members intend to apply separately for construction of a garage.
2. Construction at 46 Cottonwood Dr (CM-8) is nearing completion.

Website Report:

1. No report.

The next BOD meeting date and time was scheduled for July 26, 2024 at 8:00 AM to be held remotely.

The meeting was adjourned at 9:56 AM.

Respectfully submitted,
Dick Nova, Secretary